

144.0

0002

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
760,400 / 760,400
760,400 / 760,400
760,400 / 760,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		NEWPORT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GOMES CRISTIANO--ETAL	
Owner 2:	SERCOMBE DEBORAH H	
Owner 3:		

Street 1:	146 NEWPORT STREET
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry:	
Postal:	

NARRATIVE DESCRIPTION
This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water	
o			Sewer	
n			Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		
t		Gas:		

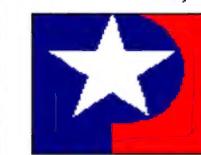
LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl 2 % Infl 3 % Appraised Alt Spec J Fact Use Value Notes

101	One Family	4513	Sq. Ft.	Site	0	80.	1.23	9													
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	4513.000	316,100		444,300	760,400	
Total Card	0.104	316,100		444,300	760,400	Entered Lot Size
Total Parcel	0.104	316,100		444,300	760,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	411.69	/Parcel: 411.69	Land Unit Type:

User Acct	93847
GIS Ref	
GIS Ref	
Insp Date	
01/20/18	



USER DEFINED

Prior Id # 1:	93847
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:06:44
LAST REV	
Date	Time
03/26/18	14:31:29
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	316,100	0	4,513.	444,300	760,400		Year end	12/23/2021
2021	101	FV	306,700	0	4,513.	444,300	751,000		Year End Roll	12/10/2020
2020	101	FV	306,800	0	4,513.	444,300	751,100	751,100	Year End Roll	12/18/2019
2019	101	FV	243,700	0	4,513.	416,500	660,200	660,200	Year End Roll	1/3/2019
2018	101	FV	236,900	0	4,513.	344,300	581,200	581,200	Year End Roll	12/20/2017
2017	101	FV	236,900	0	4,513.	316,600	553,500	553,500	Year End Roll	1/3/2017
2016	101	FV	236,900	0	4,513.	288,800	525,700	525,700	Year End	1/4/2016
2015	101	FV	231,200	0	4,513.	283,200	514,400	514,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BALYOZIAN ALBER	23915-483		11/17/1993		216,000	No	No	Y	

BUILDING PERMITS									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	
6/18/1992	250	Manual	6,000					ROOFING	

ACTIVITY INFORMATION									
Date	Result	By	Name						
1/20/2018	Inspected	BS	Barbara S						
12/16/2017	MEAS&NOTICE	HS	Hanne S						
1/30/2009	Measured	336	PATRIOT						
12/1/1999	Mailer Sent								
11/19/1999	Measured	256	PATRIOT						
12/1/1991		PM	Peter M						

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1926
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1		# Units	1						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMS:	7	BRs:	3	Baths:	1	HB:	1			

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

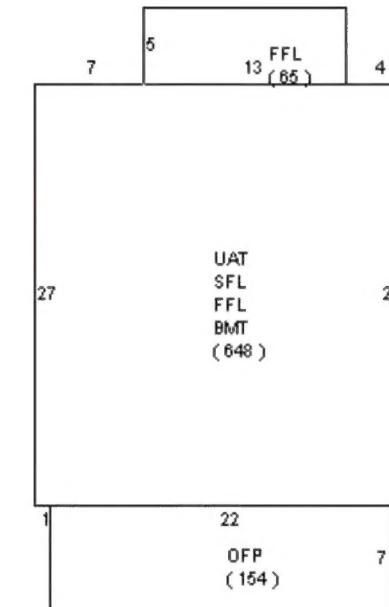
Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	173.728
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388369
Depreciation:	72237
Depreciated Total:	316133

COMMENTS

BK; 18413 PG; 310 646-8558.

SKETCH**RESIDENTIAL GRID**

1st Res Grid		Desc:	Line 1		# Units	1						
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RMS:	7	BRs:	3	Baths:	1	HB:	1			

REMODELING**RES BREAKDOWN**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
1	7	3	M

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	713	173.730	123,868
BMT	Basement	648	81.430	52,770
SFL	Second Floor	648	173.730	112,576
UAT	Upper Attic	162	69.490	11,258
OPF	Open Porch	154	26.940	4,149
	Net Sketched Area:	2,325	Total:	304,620
Size Ad	1361	Gross Area	2811	FinArea
				1847

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75		

IMAGE**AssessPro Patriot Properties, Inc**